

2012-Or-____

**AN ORDINANCE
of the
CITY OF
MINNEAPOLIS**

By Schiff

**Amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances
relating to Housing: Maintenance Code.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 244.1870 of the above-entitled ordinance be amended to read as follows:

244.1870. Point-of-conversion or change of ownership inspection. (a) A license or provisional license issued hereunder is nontransferable. A new license application shall be required for each change of ownership of a rental dwelling and whenever a dwelling is converted to rental usage.

(b) Whenever a dwelling is converted to rental usage or when a rental dwelling changes ownership, the dwelling or dwellings shall be promptly inspected for compliance with the minimum standards set forth in section 244.1855 of this article. The fee for the inspection required by this section shall be one thousand dollars (\$1,000.00) for the inspection of any dwelling converted to rental usage and four hundred fifty dollars (\$450.00) for the inspections of a rental dwelling which has a change of ownership and which has not been inspected in the past six (6) months. This fee shall be in addition to the annual license fee. If, upon application for a license for any dwelling converted to rental usage, the owner or other natural person as defined in section 244.1840(3) provides proof of prior attendance and successful completion within five (5) years prior to the date of application of a recognized fundamentals of rental property management course approved by the director of regulatory services, the fee for the inspection required by this section shall be reduced to seven hundred fifty dollars (\$750.00). This provision shall not apply to condominium buildings containing six (6) or more dwelling units nor to any rental building containing more than four (4) dwelling units, nor to any rental dwelling owned by a nonprofit entity, as that term is defined in this title. The director of inspections may waive this provision if a property received a certificate of occupancy within three (3) years of the application date.

- (1) Conversion shall be defined as single dwelling buildings and buildings/units with separate PID numbers (condominium or townhouse with two (2) to five (5) dwelling units) that have been unlicensed for the

previous twelve (12) months for which the owners are applying for a rental dwelling license.

(c) Noncompliance with written orders duly issued pursuant to the inspection required under this section shall constitute cause for the imposition of adverse license action, including but not limited to license denial.

(d) If the licensee discontinues rental use and re-occupies the converted dwelling as an owner occupant within twelve (12) months of paying the inspection fee, the owner may be eligible for a fifty (50) percent refund of the inspection fee, upon written application. The provisions of this section shall apply to any property re-converted to rental use after application for this refund.